

ZONING HELPING REALTY VALUES

Safety Injected Into Real Estate Investments by the Measure.

The building heights and zoning law which was so bitterly opposed while before the Board of Estimate less than a year ago is now considered one of the best measures for the general welfare of the city that has been passed in a long time. In every part of the city the law is now welcomed as a protection against the selfish use of property without regard to the harm which may result to others. Edward M. Bassett, speaking about the effect of the law on real estate and realty values, said yesterday:

"Since the passage of the building zone resolution I have been in intimate touch with its administration in every part of the city and have daily talked or corresponded with many real estate owners and dealers regarding the effect of the zoning law. Streets given over to small businesses are feeling the effect of better rentals, and more new business structures are erected on them because the law has made it possible to build in residential localities. Owners of residences of all sorts state that they were never before so free from the dangers of business places, garages, livery stables and factories as they are now."

"In suburban sections, which were placed in the detached house or 'B' zones, there has been a decided stimulation. This does not apply to residential property alone, but also to business localities. In several localities like the district north of Washington Square, which are just outside of the main business district, there has been a decided development, there is a confidence that they will continue suitable for high class residences. This is evidenced by the recent rehabilitation of many of the old buildings."

"In many outlying high class residential localities which were developed under private restrictions, there is a decided stimulation. The passage of the zoning resolution almost an entire absence of new building construction because the expiration of contractual restrictions would prompt the building of apartment houses in the near future. Since the passage of the new law a great many high class private houses have been started in such places. People are saying that it is not necessary to go to New Jersey or Westchester county to build a permanent home now that they are protected by the building zone plan."

"High cost of building material has prevented considerable construction that would otherwise have taken place. To some extent this makes it impossible to trace the effect of the zoning resolution as plainly as might otherwise be the case."

McARTER'S NEWARK HOME

Louis Schlesinger has sold for Carl H. McCarter his residence at 1044 Broad street, southeast corner of Camp street, to Frederick A. Borchert. The property consists of a plot 60x154, improved with a three-story detached brownstone residence containing fifteen rooms, five baths and passenger elevator. In the rear are two brick garages. The residence was erected in 1872.

The same broker has sold for Hugh Lynn a plot 200x400, bounded by Frankfort, Niagara and Dresden streets, to the Niagara Belt and Weaving Company, which is making arrangements to erect buildings on the site.

NEW JERSEY REAL ESTATE FOR SALE

AVON-BY-THE-SEA
"WHERE NATURE'S CHARM REMAINS UNMISTAKED"

Located in the center of the famous North Jersey Coast resort, AVON-BY-THE-SEA appeals to those who discriminate when selecting their summer home or vacation rendezvous.

AVON-BY-THE-SEA has a splendid ocean beach for bathing and fishing. Its northern boundary is Sylvan Lake, while on the south is the famous Shark River, with its attractions for sailing, fishing and crabbing.

Many of the Nation's prominent citizens select AVON-BY-THE-SEA as their summer home because of its identified, quiet atmosphere.

Nestled in the natural pine and shrubbery, which extends to the ocean's edge are Cottages and Beautiful Homes Now Renting at Reasonable Prices.

AVON INN Directly on the ocean front, S. Thomas Penna, Mgr. Write for Booklet.

Exceptional opportunity to secure desirable lots. Many on Ocean Front and Shark River. All improvements, reasonable restrictions and prices. For information address STEWART APPELBY, AVON LAND CO., Successors of Bradley Estates

Bradley Beach N.J.

A miniature city, as to conveniences and improvements; a healthy country home in the famous pine belt of New Jersey at the ocean's edge, for the home-seeker.

Wide, graded streets. Artisan water. Latest improved electric sewer system. Extensive public playgrounds, attractive ocean front.

It will pay you to investigate before deciding upon a summer or permanent home. First class homes, completely furnished, best of food, from \$500 to \$1,200. Permit us to send you an illustrated booklet. Address: Publicity Bureau.

J. A. Taylor of Produce Exchange Takes \$25,500 Estate in Jersey Hills

James A. Taylor, member of the New York Produce Exchange, has joined the Mountain Lakes colony near Boonton, N. J. He has paid \$25,500 for a dwelling there and expects to take possession of the house soon. He lives at Plainfield now, an attractive place but lacking in many of the features which have attracted many to Mountain Lakes. The combination of water and mountains is understood to have led Mr. Taylor to buy at Mountain Lakes. A photograph of the house which he has purchased is reproduced on this page. It adjoins one of the chain of lakes on the estate. It is a house of the colonial type seated on a large plot of ground. The house is roomy and is built to provide accommodations for several guests.



THREE DECK STORE LEASED.

Novel Showrooms in Madison Ave. Rented by Antique Dealers.

Ginsberg & Levy, dealers in antiques at Fourth avenue and Twenty-seventh street, have taken one of the three-story stores and showrooms in the big apartment house which Dr. Charles V. Patton is building on the block between Madison and extended Vanderbilt avenues and Forty-seventh and Forty-eighth streets. The store fronts on Madison avenue and the showrooms are directly below, connected with the surface store by a private elevator. There are only three stores of the kind in the city, and they are possible because the big building is being built over the tracks of the New York Central. The store and the three showrooms contain about 6,000 square feet, and have been taken for a long period. The store at the street level is 17.6 feet high. Douglas L. Philman & Co. negotiated the lease. This concern also leased in the same building a store on the Forty-seventh street frontage to Miss Pauline V. Paree.

FINE BROOKLYN MANSION SOLD.

Howard S. Brown has bought for occupancy the Waterman mansion at 8 Montague Terrace on the corner of Montague and Furman streets. The sale was made for the estate of Matilda S. Waterman by Howard C. Pyle & Co. There are only four houses on this block, one of them the Litchfield residence. The homes command an unobstructed view of New York harbor. The Waterman mansion has been owned by the family since it was built shortly after the civil war. J. D. H. Bergen & Son have sold 471 Clinton avenue, a four-story brownstone dwelling, on lot 15x100, for Frederick T. Aldridge to Alfred Murphy; 460 Clinton avenue, a three-story stone dwelling on lot 25x100, for the Keop estate to Dr. LeGrand Kerr; 322 Clinton avenue, a four-story brownstone dwelling on lot 21x100, for Miss Jessie Carlisle to a client for occupancy; 370 Carlton avenue, a three-story stone dwelling on lot 25x100, for Mrs. Jane E. Johnson to Mrs. Anna Piddell; and 19 and 21 South Broadway, two 20-foot brownstone dwellings, for the estate of Stephen N. Griekwolf.

PROMPT ACTION NECESSARY.

Appeals Must Be Made to Board Within Twenty Days.

In a recent action the board of appeals has made it clear that the rule, adopted under paragraph 719 of the charter, requiring appeals to be taken within twenty days of the date of the order or decision on which they are based, must be strictly observed. It is further made clear that a mere reiteration on the part of an official of an old order or decision will not be regarded as a legitimate basis for an appeal. In the case before the board an order for fire shutters on a certain building had been issued by the Fire Commissioner some time in June, 1916. The record showed that there had been some correspondence on the subject immediately following. There being no compliance with the order, however, the case was referred to the Corporation Counsel for prosecution in January 1917. A letter, dated February 5, 1917, addressed to the appellant, who it seems had been retained by the owner, suggested alternative methods of complying with the order, but stated clearly that there would be no discontinuance of the legal action that had been started, unless the original order or one of the alternative methods had been complied with. The appellant endeavored to use this letter as the basis of his appeal. The board held that this was a mere reiteration of the original order.

FAVOR TORRENS AMENDMENTS.

Judiciary Committee Advances the Measure.

The Judiciary Committee of the Assembly has reported favorably upon the Torrens bill to amend the Torrens law. The amendments were changed slightly by the committee, but the fundamental features, to simplify the procedure, make examinations of title exclusively official, and put the county and city back of the assurance fund, were approved. The bill now will be transferred to the Assembly. The Torrens committee of the Real Estate Board of New York is opposing the measure.

20 STORY BROADWAY OFFICES.

The nine-story Welles building, at 14 to 20 Broadway, is to be removed by Felix Iman, who bought the property recently for \$1,000,000, and the site improved with a twenty-story office building. The healthy condition of the office retting situation in the financial zone has induced Mr. Iman to decide on the removal of the property, the present building being one of the pioneer office buildings in the lower section of Broadway. How soon the improvement will be made depends on several factors. Mr. Iman has not decided yet whether to wait until they expire or purchase the leases.

NEW JERSEY REAL ESTATE FOR SALE

GREAT BARGAIN, \$16,000

This New Colonial Villa Near Water

You May Buy It on Your Own Terms. Unparalleled value. Cannot be equalled in size, design, construction or beauty of natural surroundings and convenience for easy commuting near New York. See this property—make comparison. An unusually beautiful property, with every convenience of a country home most comfortably and luxuriously equipped. Extensive grounds, near lake and commanding a magnificent view of surrounding country. Near the city and within easy commuting of New York City. Golf and country club near by. House is a new design, and contains 6 bedrooms, three bathrooms, library, living and dining rooms, servants' quarters, two open fireplaces, spacious verandas, separate entrance porch. Floor plans and particulars sent on request. GEO. R. PEARRE, 640 Riverside Drive. Tel. 6034—Audubon.



PRIVATE SEASHORE ESTATE

SACRIFICE \$25,000 TO SELL NOW. TERMS TO SUIT.

This is a beautifully appointed five-acre estate, tastefully laid out, high up on a shaded hill crest on the North Shore of L. I., commanding superb land and sweeping water views. There is an excellent tennis court and big two-machine garage with chauffeur quarters. This is an excellent investment or a home for a family. Call or write for particulars. J. CLARENCE DAVIES, 140th Street & Third Ave.



NOROTON, Connecticut

75-acre estate: new, modern, stucco and hollow tile house, 18 rooms, 5 bathrooms; refrigerating and vacuum cleaning system; indirect hot water heating; outbuildings, barns, garage, greenhouses, etc.; fruit trees of all kinds. Original cost of property \$160,000; might be sold for \$100,000, all cash. Further particulars.

Frederick Zittel & Sons
Broadway and 79th Street, New York

SAFE INVESTMENT

Elegant 5 story Corner Flat
RENT \$7.00.
MORTGAGE \$10,000 at 5%.
5 Story Double Flat.
RENT \$2,000.
MORTGAGE \$15,000 at 5%.
Call and see us regarding same.
J. CLARENCE DAVIES,
140th Street & Third Ave.

BEAUTIFUL MODERN HOME

Overlooking Long Island Sound, 9 rooms, all improvements, large plot, ideal location for New York Institute man, 20 minutes out, 5 minutes to bathing beach and station; will sell at bargain, easy terms. Particulars C. C. WILSON, 41 W. 41th St.

AMERICA'S FINEST PARKWAY

Elegant residence; all improvements; steam heated garage, workshop and chauffeur's quarters; walk from Huntington station; ocean Parkway; taken in exchange, so can be sold at bargain price. See J. CLARENCE DAVIES, 140th Street & Third Ave.

CITY REAL ESTATE

Long Island City, N. Y.

REAL ESTATE AT AUCTION.

Real Estate at Public Auction

SPECIAL SALES DAY

Tuesday, April 17th

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESKY ST., N. Y. CITY.

S. W. Cor. Broadway & 50th St.

(Together with 2 adjoining parcels on 50th St.)

Three 3-story brick buildings, used as automobile salesrooms. Plot 50.8x127.10x100. Irreg.

70% may remain on mortgage at 5% HERMAN GOLDMAN, Esq., Atty., 120 Broadway, N. Y. City.

Truette's Sale

Estate of MAX FREUND, Dec'd.
East Side Amsterdam Av.
(320.11 ft. south of 164th St.)
A large vacant plot, 120.11x150. 70% may remain at 5%.

YONKERS, N. Y.

In Sherwood Park Section.
N. W. Cor. Sherwood Av. and Crescent Pl.
A large vacant corner plot, 50x100. 30% May Remain at 5%.

MOUNT VERNON, N. Y.

141 Primrose Avenue.
A three-story and cellar frame residence, with large garage in rear; size of plot 100x200.

FAR ROCKAWAY, L. I.

Channel, Ocean & Franklin Aves.
A large vacant plot, with frontages on three streets, 152.80x123.45x50.83x247.48 Irreg. Size 182.80x123.45x50.83x247.48 Irreg.

NEWARK, N. J.

15 to 31 River St.
Three and four story brick factory buildings, containing about 41,000 square feet floor space. All requirements for light manufacturing. Opposite P. R. R. freight depot.

MANUFACTURING PLANTS

MIDDLETOWN, N. Y.
BLOCK FRONT ON RAILROAD AV.
COTTAGE TO MONTGOMERY ST.

One, two and three story brick factory buildings, 50,000 square feet floor space. All requirements for heavy or light manufacturing. Sliding on three railroads.

Write for Booklet. Telephone 744 Cortlandt. Executive Offices 31 Nassau St., N. Y. C.

ABSOLUTE TRUSTEE'S SALE

By order of The Title Guaranty and Trust Co., Trustee, to close the estate of Charlotte Kellogg, deceased.

Wednesday, April 11, 1917, at 12 o'clock noon, at the Exchange Salesroom, 14 Vesky St., New York.

243 and 244 South St.

475 and 477 Water St.

117 Columbia Heights

181 Columbia Heights

137 Remsen Street

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181 Columbia Heights

137 Remsen Street

117 Columbia Heights

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137 Remsen Street

117 Columbia Heights

181 Columbia Heights

TO LET FOR BUSINESS PURPOSES.

Gas. F. Noyes & Co.

Specialists in Business Property Offices

160 Broadway

A good selection of light offices from \$400 to \$3,000; good neighbors; good service

529-33 Broadway

Northwest corner Spring St., "Pewcocks Building"; small offices and salerooms at exceptionally low rent, \$120 per annum up; heat and elevator service included.

45 John Street

corner Dutch Street—Modern fireproof "Franklin Building," 2,000 square feet for insurance underwriting on the second floor, direct stairway; 1,000 square feet for a diamond dealer on the tenth floor and several smaller offices.

37-9 Liberty Street

Desirable offices in this well managed fireproof building, with excellent service. Rents \$420 to \$1,800. Lawyers especially solicited.

Buildings

18 West 23d Street

near Fifth Avenue, entire five-story building—also 20,000 square feet, suitable for Japanese goods or similar lines.

133 West 34th Street

between 6th & 7th Ave., new 2-story brick building, including occupancy; opposite the Pennsylvania Hotel, world's biggest hotel, now in course of construction; rent \$4,800, subject to three years' lease; 6,000 feet; very low rent. This bldg. offers splendid individuality for showrooms, offices, or for commercial purposes.

321-23 Broome Street

Through to Water—7 story and basement fireproof mercantile building, 20,000 sq. ft., suitable for drug and chemical business; heavy carrying capacity; electric elevator; low insurance rate; low rent.

25 Ferry Street

near Jacob St., six story, 25,000 sq. ft., heavy carrying capacity; electric elevator; low insurance rate; low rent.

207 Pearl Street

near Maiden Lane, five story and basement, 25,000 sq. ft., suitable for drug and chemical business; heavy carrying capacity; electric elevator; low insurance rate; low rent.

348-50 Water Street

near Maiden Lane, five story and basement, 25,000 sq. ft., suitable for drug and chemical business; heavy carrying capacity; electric elevator; low insurance rate; low rent.

160 South Street

corner Dover St., five story basement building, 25,000 sq. ft., suitable for drug and chemical business; heavy carrying capacity; electric elevator; low insurance rate; low rent.

130-2 Pearl Street

near Maiden Lane, five story and basement, 25,000 sq. ft., suitable for drug and chemical business; heavy carrying capacity; electric elevator; low insurance rate; low rent.

14-16 Platt Street

near Gold St., three story and basement, 25,000 sq. ft., suitable for drug and chemical business; heavy carrying capacity; electric elevator; low insurance rate; low rent.

73-5 West 23d Street

corner 6th Ave., modern fireproof "Maison" building, 3 stories, 25,000 sq. ft.; modern front, excellent location; also offices.

165 William Street

near Beekman St., three story and basement, 25,000 sq. ft., suitable for drug and chemical business; heavy carrying capacity; electric elevator; low insurance rate; low rent.

Lofts

15-19 East 26th Street,

through to 10-14 East 27th St., facing Madison Square, 5th floor, about 17,000 sq. ft. in this new, high class, fireproof sprinkled building. First class tenants only desired, satisfactory financial ratings and references indispensable.

25-27 Beekman Street,

25-27 Beekman Street, 25,000 sq. ft., 4th floor, 25,000 sq. ft., 5th floor, 25,000 sq. ft., 6th floor, 25,000 sq. ft., 7th floor, 25,000 sq. ft., 8th floor, 25,000 sq. ft., 9th floor, 25,000 sq. ft., 10th floor, 25,000 sq. ft., 11th floor, 25,000 sq. ft., 12th floor, 25,000 sq. ft., 13th floor, 25,000 sq. ft., 14th floor, 25,000 sq. ft., 15th floor, 25,000 sq. ft., 16th floor, 25,000 sq. ft., 17th floor, 25,000 sq. ft., 18th floor, 25,000 sq. ft., 19th floor, 25,000 sq. ft., 20th floor, 25,000 sq. ft., 21st floor, 25,000 sq. ft., 22nd floor, 25,000 sq. ft., 23rd floor, 25,000 sq. ft., 24th floor, 25,000 sq. ft., 25th floor, 25,000 sq. ft., 26th floor, 25,000 sq. ft., 27th floor, 25,000 sq. ft., 28th floor, 25,000 sq. ft., 29th floor, 25,000 sq. ft., 30th floor, 25,000 sq. ft., 31st floor, 25,000 sq. ft., 32nd floor, 25,000 sq. ft., 33rd floor, 25,000 sq. ft., 34th floor, 25,000 sq. ft., 35th floor, 25,000 sq. ft., 36th floor, 25,000 sq. ft., 37th floor, 25,000 sq. ft., 38th floor, 25,000 sq. ft., 39th floor, 25,000 sq. ft., 40th floor, 25,000 sq. ft., 41st floor, 25,000 sq. ft., 42nd floor, 25,000 sq. ft., 43rd floor, 25,000 sq. ft., 44th floor, 25,000 sq. ft., 45th floor, 25,000 sq. ft., 46th floor, 25,000 sq. ft., 47th floor, 25,000 sq. ft., 48th floor, 25,000 sq. ft., 49th floor, 25,000 sq. ft., 50th floor, 25,000 sq. ft., 51st floor, 25,000 sq. ft., 52nd floor, 25,000 sq. ft., 53rd floor, 25,000 sq. ft., 54th floor, 25,000 sq. ft., 55th floor, 25,000 sq. ft., 56th floor, 25,000 sq. ft., 57th floor, 25,000 sq. ft., 58th floor, 25,000 sq. ft., 59th floor, 25,000 sq. ft., 60th floor, 25,000 sq. ft., 61st floor, 25,000 sq. ft., 62nd floor, 25,000 sq. ft., 63rd floor, 25,000 sq. ft., 64th floor, 25,000 sq. ft., 65th floor, 25,000 sq. ft., 66th floor, 25,000 sq. ft., 67th floor, 25,000 sq. ft., 68th floor, 25,000 sq. ft., 69th floor, 25,000 sq. ft., 70th floor, 25,000 sq. ft., 71st floor, 25,000 sq. ft., 72nd floor, 25,000 sq. ft., 73rd floor, 25,000 sq. ft., 74th floor, 25,000 sq. ft., 75th floor, 25,000 sq. ft., 76th floor, 25,000 sq. ft., 77th floor, 25,000 sq. ft., 78th floor, 25,000 sq. ft., 79th floor, 25,000 sq. ft., 80th floor, 25,000 sq. ft., 81st floor, 25,000 sq. ft., 82nd floor, 25,000 sq. ft., 83rd floor, 25,000 sq. ft., 84th floor, 25,000 sq. ft., 85th floor, 25,000 sq. ft., 86th floor, 25,000 sq. ft., 87th floor, 25,000 sq. ft., 88th floor, 25,000 sq. ft., 89th floor, 25,000 sq. ft., 90th floor, 25,000 sq. ft., 91st floor, 25,000 sq. ft., 92nd floor, 25,000 sq. ft., 93rd floor, 25,000 sq. ft., 94th floor, 25,000 sq. ft., 95th floor, 25,000 sq. ft., 96th floor, 25,000 sq. ft., 97th floor, 25,000 sq. ft., 98th floor, 25,000 sq. ft., 99th floor, 25,000 sq. ft., 100th floor, 25,000 sq. ft., 101st floor, 25,000 sq. ft., 102nd floor, 25,000 sq. ft., 103rd floor, 25,000 sq. ft., 104th floor, 25,000 sq. ft., 105th floor, 25,000 sq. ft., 106th floor, 25,000 sq. ft., 107th floor, 25,000 sq. ft., 108th floor, 25,000 sq. ft., 109th floor, 25,000 sq. ft., 110th floor, 25,000 sq. ft., 111th floor, 25,000 sq. ft., 112th floor, 25,000 sq. ft., 113th floor, 25,000 sq. ft., 114th floor, 25,000 sq. ft., 115th floor, 25,000 sq. ft., 116th floor, 25,000 sq. ft., 117th floor, 25,000 sq. ft., 118th floor, 25,000 sq. ft., 119th floor, 25,000 sq. ft., 120th floor, 25,000 sq. ft., 121st floor, 25,000 sq. ft., 122nd floor, 25,000 sq. ft., 123rd floor, 25,000 sq. ft., 124th floor, 25,000 sq. ft., 125th floor, 25,000 sq. ft., 126th floor, 25,000 sq. ft., 127th floor, 25,000 sq. ft., 128th floor, 25,000 sq. ft., 129th floor, 25,000 sq. ft., 130th floor, 25,000 sq. ft., 131st floor, 25,000 sq. ft., 132nd floor, 25,000 sq. ft., 133rd floor, 25,000 sq. ft., 134th floor, 25,000 sq. ft., 135th floor, 25,000 sq. ft., 136th floor, 25,000 sq. ft., 137th floor, 25,000 sq. ft., 138th floor, 25,000 sq. ft., 139th floor, 25,000 sq. ft., 140th floor, 25,000 sq. ft., 141st floor, 25,000 sq. ft., 142nd floor, 25,000 sq. ft., 143rd floor, 25,000 sq. ft., 144th floor, 25,000 sq. ft., 145th floor, 25,000 sq. ft., 146th floor, 25,000 sq. ft., 147th floor, 25,000 sq. ft., 148th floor, 25,000 sq. ft., 149th floor, 25,000 sq. ft., 150th floor, 25,000 sq. ft., 151st floor, 25,000 sq. ft., 152nd floor, 25,000 sq. ft., 153rd floor, 25,000 sq. ft., 154th floor, 25,000 sq. ft., 155th floor, 25,000 sq. ft., 156th floor, 25,000 sq. ft., 157th floor, 25,000 sq. ft., 158th floor, 25,000 sq. ft., 159th floor, 25,000 sq. ft., 160th floor, 25,000 sq. ft., 161st floor, 25,000 sq. ft., 162nd floor, 25,000 sq. ft., 163rd floor, 25,000 sq. ft., 164th floor, 25,000 sq. ft., 165th floor, 25,000 sq. ft., 166th floor, 25,000 sq. ft., 167th floor, 25,000 sq. ft., 16